
**PLANNING AND COMMUNITY SERVICES DEPARTMENT
CITY OF BILLINGS AND YELLOWSTONE COUNTY, MONTANA
BOARD OF COUNTY COMMISSIONERS
May 17, 2016**



SUBJECT: 2016 Lockwood Growth Policy
Public Hearing and Resolution to Adopt
PRESENTED BY: Candi Millar, AICP, Director

INTRODUCTION

The Lockwood community is a large, unincorporated area within Yellowstone County. Besides experiencing significant residential, commercial and industrial growth in the past ten years, it has also expanded its public services by extending water and sewer service and constructing a new fire station. These changes are significant in that they elevate Lockwood from a more or less suburban community to one that enjoys many urban amenities. Additionally, Lockwood is being considered as a location for an industrial park that may or may not utilize the Targeted Economic Development District tool. Lockwood is situated where interstates, highways, and railroads converge to make it favorable for intermodal transportation businesses. All these factors result in potentially greater change that will impact existing and future residents and businesses of Lockwood. In order to address these changes in an orderly, thoughtful manner, and to enhance the quality of life for both residents and businesses, the proposed 2016 Lockwood Growth Policy establishes a framework for future land use and transportation. The Growth Policy draws on many existing plans for Lockwood and reinforces the vision and goals of these plans.

After a year and a half of public input, research and drafting, the document was presented to the Yellowstone County Board of Planning on April 12, 2016. The Planning Board reviewed the document, held a public hearing on April 26, 2016 and is recommending, by resolution, that the Board of County Commissioners adopt the 2016 Lockwood Growth Policy. The County Commissioners approved a Resolution of Intent to Adopt the Growth Policy on May 3, 2016 (Resolution16-57) and set the public hearing for May 17, 2016.

RECOMMENDATION

The Yellowstone County Board of Planning recommends that the County Commissioners hold a public hearing and adopt the 2016 Lockwood Growth Policy.

ATTACHMENT

A. Resolution to Adopt the 2016 Lockwood Growth Policy

BACKGROUND

The greater Lockwood area was included in the last City-County Growth Policy adopted in 2008. It has never been the subject of its own Growth Policy, so in this regard; the 2016 Lockwood Growth Policy is the first of its kind. The Growth Policy, however, does draw on several other plans that precede it: the 2015 Lockwood Pedestrian Safety District Non-Motorized Transportation Plan; the 2014 Billings Urban Area Long Range Transportation Plan; the 2011 Lockwood School District Safe Routes to School Plan; and the 2006 Lockwood Community Plan. While important plans themselves, none of these specifically addresses the land use needs for a growing community. The focus of the Lockwood Growth Policy, therefore, is future land use and the transportation system to serve existing and future residences and businesses.

The Lockwood Growth Policy was a year and a half in the making. The Lockwood Steering committee was the primary community conduit for public outreach. The Committee held five separate meetings focused on the Growth Policy and distributed material to over 150 email recipients throughout the planning process. A general public meeting was held on March 3, 2016 at the new Lockwood Fire Station attended by 30 residents and business owners. The Planning Board held a legally advertised public hearing on April 26, 2016 which was attended by seven residents. Public comment was incorporated into the proposed draft document, including a comment heard at the Planning Board public hearing resulting in a slight modification of the Growth Guidelines.

The Lockwood Growth Policy is meant to guide future land use and infrastructure investment. It is not a regulatory document but provides a framework for future development. Pursuant to state law, zoning and subdivision regulations must be made in accordance with the Growth Policy. The Growth Policy Statement and Growth Guidelines presented in Chapter 2, provide the essential vision and guidance for any changes to existing zoning and subdivision regulations.

PROCEDURAL HISTORY

- November 20, 2014, Lockwood Steering Committee Meeting #1
- February 26, 2015, Lockwood Steering Committee Meeting #2
- April 14, 2015, Lockwood Steering Committee Meeting #3
- November 19, 2015, Lockwood Steering Committee Meeting #4
- January 28, 2016, Lockwood Steering Committee Meeting #5
- February 16, 2016, Yellowstone County Board of Commissioners Discussion
- March 3, 2016, General Public Meeting
- March 12, 2016, Yellowstone County Board of Planning Discussion
- March 18, 2016, Yellowstone County Board of Commissioners Discussion
- March 26, 2016, Yellowstone County Board of Planning Public Hearing
- May 3, 2016, consideration of Resolution of Intent to Adopt by Yellowstone County Board of Commissioners
- May 8 and 15, 2016, advertise Public Hearing on May 17, 2016, in Billings Gazette
- May 17, 2016, Public Hearing and consideration of Resolution to Adopt by Yellowstone County Board of Commissioners

ATTACHMENT

- A. Yellowstone County Board of Planning Resolution 16-01
- B. Resolution to Adopt the 2016 Lockwood Growth Policy
- C. DRAFT 2016 Lockwood Growth Policy